



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

December 10, 2009

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am

FLAG SALUTE

ROLL CALL: Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**CONDITIONAL USE PERMIT MODIFICATION (PCPM 20090384)
IMC INDUSTRIAL PARK
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Brent Collins of Catalyst Construction on behalf of IMC Industrial Park Partners, for a modification to the approved office space to warehouse space ratio, which currently allows for 30 percent office space to 70 percent warehouse space, in order to allow for a ratio of 38 percent office space to 62 percent warehouse space. The Planning Commission will also consider a finding of a Class 1 Categorical Exemption from CEQA (CEQA Guidelines Section 15301, Placer County Environmental Review Ordinance Section 18.36.030).

Project Location: The project is located at 1001 Nichols Drive in the Rocklin area.

APN: 485-070-002, 485-070-003, 485-070-004, 485-070-005, 485-070-006, 485-070-007, 485-070-008, 485-070-009, 485-070-010, 485-070-011, 485-070-013, 485-070-014, 485-070-015, 485-070-016, 485-070-017, 485-070-018, 485-070-019

Total Acreage: 5.2 acres

Zoning: INP-Dc (Industrial Park combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: none

Applicant: Brent Collins, Catalyst Construction

Owner: IMC Industrial Park Partners

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

2) 10:20 am

WORKSHOP – PLACER COUNTY CONSERVATION PLAN (PCCP)

Loren Clark – presenting

The Planning Department will be presenting information on the status of the Placer County Conservation Plan (PCCP) work program. The PCCP is a conservation plan that addresses impacts to state and federally-listed endangered species and their habitat. It also addresses impacts and presents a conservation strategy for federally-regulated wetlands.

The Planning Commission will be provided information on the status of work program, key elements of the draft conservation strategy and recent Board of Supervisors direction. This is an information item to insure that the Planning Commission is provided up-to-date information on the PCCP. The Planning Commission will not be taking any formal action on this item.